



Town of Cromwell Planning and Zoning Commission

REGULAR MEETING 7:00 P.M. TUESDAY SEPTEMBER 5, 2023 COUNCIL CHAMBERS CROMWELL TOWN HALL 41 WEST STREET

Minutes and Record of Votes

Present: Chairman Alice Kelly, Vice Chairman Michael Cannata, Ann Grasso, John Keithan, Nick Demetriades, Ken Rozich, Robert Donohue

Absent: Brian Dufresne, Chris Cambareri, Paul Cordone, Douglas Kalinowski

Also present: Zoning Compliance Officer Bruce Driska, Director of Planning and Development Stuart Popper, Town Council liaison James Demetriades

1. Call to Order

The meeting was called to order at 7:06pm by Chairman Kelly.

2. Roll Call

The presence of the above members was noted.

3. Seating of Alternates

A motion was made by Michael Cannata and seconded by John Keithan to seat Robert Donohue as an alternate. All were in favor; the motion passed.

4. Approval of Agenda

A motion was made by Michael Cannata and seconded by Ann Grasso to approve the agenda with the addition of 3 new applications to accept and schedule; Application #23-31: Request for a Special Permit under Section 7.5A of the Zoning Regulations to permit a restaurant with the sale of alcoholic beverages at 546 Main Street in the Local Business Zone District. Robert H. Bergan is the applicant and the owner; Application #23-32: Request for a Special Permit under Section 4.2P of the Zoning Regulations to permit construction in the Special Flood Hazard Area at 48 Berlin Road in the Highway Business Zone District. AutoZone is the Applicant and Orion Pro Friend SL LLC is the owner; Application #23-33: Request for a Site Plan Approval to construct an AutoZone Retail Store at 48 Berlin Road in the Highway Business Zone District.

AutoZone is the Applicant and Orion Pro Friend SL LLC is the Owner. All were in favor; the motion passed.

5. Development Compliance Officer Report:

Mr. Driska said his report is in the package and asked if there were any questions.

6. Director of Planning and Development Report:

Mr. Popper said the Cromwell Chicken is back and the application will be heard on September 19th. He said Texas Roadhouse is getting ready to pour the foundation and the new tattoo place, War Path, is open on Main Street. Mr. Popper said the old Price Rite will become a temporary Halloween store and the medical office building on 82 Shunpike is moving along. He also said that the Nostalgia restaurant has opened.

7. New Business Accept and Schedule New Applications:

- a. Application #23-28: Request for a Site Plan Modification to construct 39 parking spaces at 14R Winchester Way (adjacent to 150 Country Squire Drive). Cromwell Village Associates, LCC is the Applicant and the Town of Cromwell is the Owner.

Mr. Popper said the parking spaces include some EV chargers as well.

A motion was made by Michael Cannata and seconded by Nick Demetriades to accept and schedule application #23-28 for September 19, 2023. All were in favor; the motion passed.

- b. Application #23-29: Request for a Special Permit under Section 3.5.C.4 of the Zoning Regulations to allow for a Contractor's Yard at 150 Sebethe Drive in the Industrial Zone District. Alvin Ravizza is the Applicant and RANDA LLC is the Owner.

A motion was made by Michael Cannata and seconded by John Keithan to accept and schedule application #23-29 for a public hearing on October 3, 2023. All were in favor; the motion passed.

- c. Application #23-31: Request for a Special Permit under Section 7.5A of the Zoning Regulations to permit a restaurant with the sale of alcoholic beverages at 546 Main Street in the Local Business Zone District. Robert H. Bergan is the applicant and the owner.

A motion was made by Michael Cannata and seconded by Robert Donohue to accept and schedule application #23-31 for a public hearing for October 3, 2023. All were in favor; the motion passed.

- d. Application #23-32: Request for a Special Permit under Section 4.2P of the Zoning Regulations to permit construction in the Special Flood Hazard Area at 48 Berlin Road in the Highway Business Zone District. AutoZone is the Applicant and Orion Pro Friend SL LLC is the owner.

- e. Application #23-33: Request for a Site Plan Approval to construct an AutoZone Retail Store at 48 Berlin Road in the Highway Business Zone District. AutoZone is the Applicant and Orion Pro Friend SL LLC is the Owner

Mr. Popper said a small portion of the parcel is in the flood zone according to the FEMA map.

A motion was made by Michael Cannata and seconded by Ann Grasso to accept and schedule applications #23-32 and #23-33 for a public hearing on October 3, 2023. All were in favor; the motion passed.

Town Council Liaison James Demetriades said he will ask the Town Council for their consideration of new audio video equipment in the meeting room. Chairman Kelly said there is AARP money still available.

8. New Business:

- a. POCD Update
- b. Zoning Regulations Update

Robert Collins, SLR Consulting, Cheshire, CT said that the Commissioner should have received a draft document of the POCD about 2 weeks ago. He said I will give you a brief overview and then we can discuss your comments and next steps. Mr. Collins said the data deck can be an appendix. He reviewed the action steps and meetings that have occurred over the last several months. Mr. Collins said we have to make sure we are consistent with the state and regional plans. He asked the Commissioners to forward any questions or comments they had about the draft to him by this Friday.

Mr. Collins said there will be an open house on September 21 at the Library from 6:00pm - 8:00pm. He said there will be tables for each theme area with handouts. He said they would then create the final draft by early October and then they would have a 65 day review period which entails sending it to the Town Council and the River Cog. Chairman Kelly asked who would run the open house and Mr. Popper said it would be me and Mr. Collins and we would invite all of the Commissions. Mr. Popper said they would advertise the open house on Facebook and the town website as well as other publications. Chairman Kelly asked who would be at the tables and Mr. Collins said my team, Mr. Popper and anyone from the Planning and Zoning Commission who wanted to. He said it will be a very social event. Chairman Kelly said she feels that they were given very little input on the POCD. Mr. Popper said that the Commission decided they didn't want to form a subcommittee. Mr. Collins said we did review each section in detail with the Commission but you just haven't seen the full version at once. Chairman Kelly said we don't have jurisdiction in the department goals and Mr. Collins said we want to use this as a vehicle to meet their needs and objectives. Ms. Grasso asked if there would be a document for the public to review before the 21st. Mr. Collins said yes, but just a few days before. He said citizens will also be able to submit questions. Mr. Popper said this is an opportunity for the Town to look at this and hear what the Commission has been working on. Mr. Collins said they would have 65 days to share ideas after the September 21st meeting.

The Commission discussed some points of clarification such as maps, charts and other pieces of

information. Mr. Collins said they are in need of additional pictures. Mr. Collins confirmed that the Commissioners would email him any questions by September 8th and the open house would be held on September 21st. Chairman Kelly said they agree with those dates.

Mr. Demetriades asked if the zoning regulation updates would follow after the POCD is complete and Mr. Collins said yes, but they have been working closely on it.

9. Commissioner's Comments:

10. Minutes:

- a. May 4, 2023 - tabled
- b. June 20, 2023 - tabled
- c. July 6, 2023

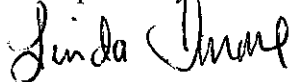
A motion was made by Michael Cannata and seconded by Robert Donohue to approve the minutes of July 6, 2023. Chairman Kelly, Michael Cannata, Nick Demetriades, Ann Grasso and Robert Donohue approved; John Keithan, Ken Rozich, abstained. The motion passed.

- d. July 18, 2023 - tabled

11. Adjourn:

A motion was made by Michael Cannata and seconded by John Keithan to adjourn at 8:05pm. All were in favor; the motion passed.

Respectfully submitted,



Linda Imme
Recording Clerk